

(PARTIAL RIGHT-OF-WAY VACATION)
PORTION OF BANYON STREET

JANUARY 10, 2006 JOB NO. 736-13 FIELD NOTE NO. 736-05
CLIENT: TRAMMELL CROW COMPANY PROJECT: WESTERN PORTION BANYON
STREET COA GRID NO. K-28

FIELD NOTES

A DESCRIPTION OF 0.354 ACRE OF LAND (15,405 SQUARE FEET) SITUATED IN THE GEORGE W. SPEAR LEAGUE, TRAVIS COUNTY, TEXAS, BEING A PORTION OF BANYON STREET, A 50 FOOT WIDE RIGHT-OF-WAY, DEDICATED TO THE PUBLIC BY INSTRUMENTS RECORDED IN VOLUME 600, PAGE 471 AND VOLUME 658, PAGE 112 OF THE DEED RECORDS OF SAID COUNTY, SAID 0.354 ACRE AS SHOWN ON THE ACCOMPANYING SKETCH BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 3/8 inch iron rod found for the most southerly corner of Lot 2-A, Resubdivision of Lots 1 & 2 Northern Commercial Subdivision, a subdivision whose plat is recorded in Volume 32, Page 13 of the Plat Records of said county, at the intersection of the northwest R.O.W. line of Lamar Boulevard and the northeast R.O.W. line of said Banyon Street;

THENCE along the southwest line of said Lot 2-A, the southwest line of Lot 3, Northern Commercial Subdivision, Section 2, a subdivision whose plat is recorded in Volume 9, Page 66 of the said Plat Records and the said northeast R.O.W. line the following two (2) courses:

1. N61°54'13"W, 189.93 feet to a 1/2 inch iron rod found for the most westerly corner of said Lot 2-A and the most southerly corner of said Lot 3, and
2. N61°58'42"W, 184.31 feet to a railroad spike found for the most westerly corner of said Lot 3 and the most southerly corner of Lot 1, Northern Industrial Subdivision, Section 1, a subdivision whose plat is recorded in Volume 8, Page 16 of the said Plat Records and the POINT OF BEGINNING of the herein described 0.354 acre;

THENCE, departing said northeast R.O.W. line and the southwest line of said Lot 3, crossing said Banyon Street R.O.W, S27°19'35"W, 50.00 feet to a metal fence post found for the most northerly corner of Lot 2, Block 1, Graybar Addition, a subdivision whose plat is recorded in Volume 45, Page 37 of the said Plat Records and an interior ell corner on the southeast line of that certain 44.831 acres of land, designated as Tract 1, Parcel A conveyed to Crestview Station LLR Land, LP, by deed recorded in Document No. 2005222177 of the Official Public

Records of said county on the southwest R.O.W. line of said Banyon Street;

THENCE along said southwest R.O.W. line and the southeast line of said 44.831 acres N61°56'44"W, 308.10 feet to a PK nail found for the most westerly corner of said Banyon Street and an exterior ell corner on the southeast line of said 44.831 acres;

THENCE, departing said southwest R.O.W. line, continuing along the southeast line of said 44.813 acres and the northwest terminus of said Banyon Street N27°20'58"E, 50.00 feet to a 5/8 inch iron rod with plastic cap marked "RPLS 4532" found for the most northerly corner of said Banyon Street and the most westerly corner of Lot 6 of said Northern Industrial Subdivision, Section 1 from which a 1/2 inch iron rod found for the most northerly corner of said Lot 6 bears N27°20'58"E, 209.37 feet;

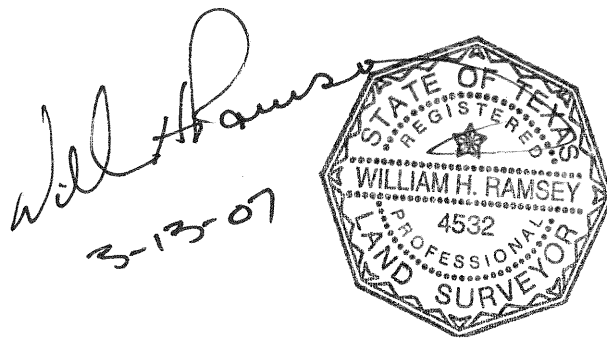
THENCE, departing the northwest terminus of said Banyon Street and the southeast line of said 44.831 acres along the northeast R.O.W. of said Banyon Street and the southwest lines of Lots 1, 2, 3, 4, 5 and 6 of said Northern Industrial Subdivision, Section 1, S61°56'39"E, at 103.96 feet pass a 5/8 inch iron rod found for the most southerly corner of said Lot 5 and the most westerly corner of said Lot 4, continuing for a total distance of 308.07 feet to the POINT OF BEGINNING containing 0.354 acre (15,405 square feet) of land more or less.

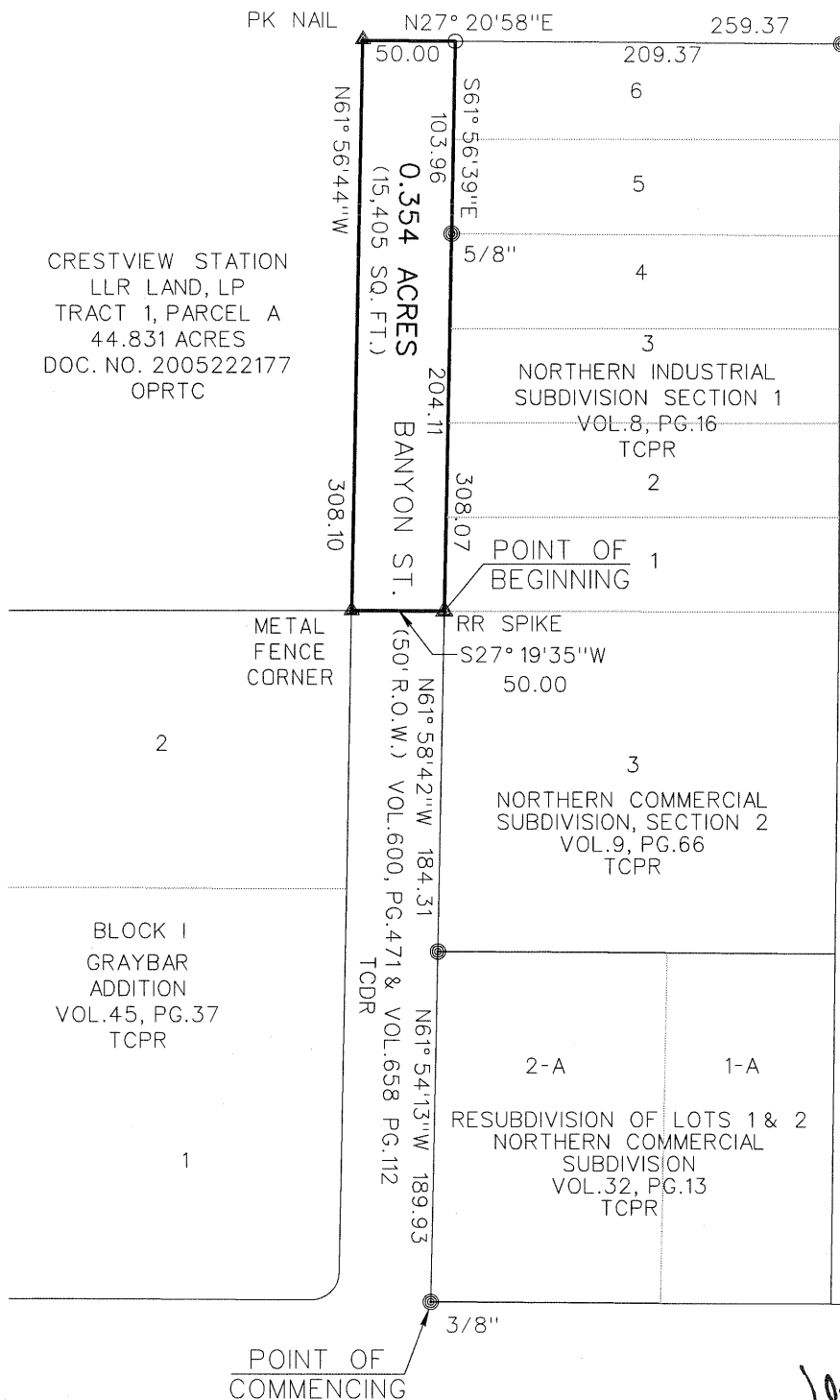
REFERENCES

TCAD MAP 02-3309

AUSTIN GRID K-28

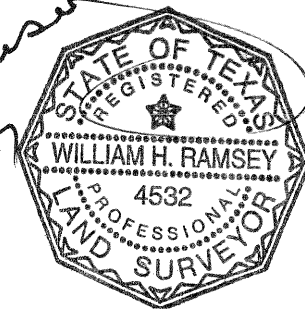
FIELD NOTES REVIEWED
By JOHN MORE Date 3-13-2007
Engineering Support Section
Department of Public Works
and Transportation





- = 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 ▲ = MONUMENT FOUND AS NOTED
 ○ = 5/8" IRON ROD WITH PLASTIC CAP MARKED "RPLS 4532" SET
 TCDR = TRAVIS COUNTY DEED RECORDS
 TCPR = TRAVIS COUNTY PLAT RECORDS
 OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

William H. Ramsey
 3-13-07



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SKETCH TO ACCOMPANY
 FIELD NOTE NO. 736-05

JOB NO. 736-13

COA GRID NO. K-28